



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, JUNE 12, 2007

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR ROBERT J. BENICH
VICE-CHAIR ROBERT L. ESCOBAR
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER JOSEPH H. MUELLER
COMMISSIONER WAYNE TANDA

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: May 22, 2007

PUBLIC HEARING:

1) **SELECTION OF CHAIR AND VICE-CHAIR:**

Recommendation: Select members to serve as Chair and Vice-Chair for a one-year term in accordance with City Council adopted policy.

- 2) **ZONING AMENDMENT, ZAA-05-09/DEVELOPMENT AGREEMENT, DA-07-01: CHURCH-ALCINI:** A request to amend an approved precise development plan on a 3.5-acre site located on the northwest corner of the intersection of Monterey Rd. and Bisceglia Ave. The proposed amendment is to alter the configuration of the 30 multi-family units and the 11,200 sq. ft. of commercial space. Also requested is approval of a project development agreement. (APNs 817-01-061, 062, 063 & 064)

Recommendation: Reopen Public Hearing/Table.

- 3) **REVIEW OF RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) PROJECTS THAT ARE BEHIND SCHEDULE AND CONSIDER TRANSFER OF FISCAL YEAR BUILDING ALLOCATIONS BETWEEN RDCS PROJECTS:** Review of Residential Development Control System (RDCS) projects that are behind schedule and consider transfer of fiscal year building allocations between RDCS projects.

Recommendation: Adopt Resolution approving a transfer of fiscal year building allotments.

- 4) **SUBDIVISION, SD-07-02/DEVELOPMENT AGREEMENT AMENDMENT, DAA-04-09: E. DUNNE-DELCO/DENOVA:** A request for approval of a 14 lot subdivision map and development agreement amendment to cover phase V of the Jasper Park project currently under construction on the south side of E. Dunne Ave. west of San Benancio Dr. (APNS 817-11-067 & 072)

Recommendation: Reopen Public Hearing/Adopt Resolutions with recommendation to forward requests to the City Council for approval of the applications.

- 5) **ZONING AMENDMENT, ZA-07-01/SUBDIVISION, SD-06-11/DEVELOPMENT**

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AGREEMENT, DA-06-05: E. MAIN-AHLIN: A request for approval of a rezoning from R4 (Medium Density Residential) to R4 RPD (Medium Density Residential – Residential Planned Development Overlay) for a precise development plan for a 134 unit townhouse project on a 6.1-acre site located at the southwest corner of E. Main Ave. and Butterfield Blvd. and a tentative map and development agreement and development schedule for a 99 of the 134 townhouse units. (APN 726-15-001 and -073)

Recommendation: Open Public Hearing/Adopt Resolutions, with recommendation to forward requests to the City Council for adoption of the Mitigated Negative Declaration and approval of the applications.

- 6) **ZONING AMENDMENT, ZA-06-17/GENERAL PLAN AMENDMENT, GPA-06-04: BARRETT-COLSON & COLSON CONSTRUCTION CO.:** A request for approval of General Plan and Zoning Amendments to change the land use and zoning designations of a 5.3-acre site from Industrial and ML(PUD), Light Industrial(Planned Unit Development) to Multi-Family Medium and R3(RPD), Medium Density Residential(Residential Planned Development), respectively. The purpose for the request is to allow for the construction of a congregate retirement residence approximately 115,600-sf in size to house up to 150 seniors. The project site is located at the northwest corner of Butterfield Blvd and Barrett Ave. (APN 817-30-050)

Recommendation: Open Public Hearing/Adopt Resolutions, with recommendation to forward requests to the City Council for adoption of the Mitigated Negative Declaration and approval of the applications.

- 7) **SUBDIVISION, SD-07-03: COCHRANE-DI NAPOLI/BROWMAN:** A request for approval of a tentative map to reconfigure and merge existing lots of record approved as part of a subregional commercial shopping center located at the northeast quadrant of Cochrane Rd and Hwy 101. The proposed tentative map would reduce the number of lots shown on the recorded map from 38 parcels to 36 parcels (including two detention basin parcels). The shopping center site is approximately 66.49 acres in size and zoned Planned Unit Development. (APNs 728-37-001, -002, -004, -005, &-007)

Recommendation: Open Public Hearing/Adopt Resolution approving request.

UPCOMING AGENDA ITEMS FOR THE JUNE 26, 2007 MEETING:

- **ELBA-07-06/MC-05-04: Monterey-Sherman**
- **Review of Council Policies Related to the Community Development Department**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

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IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.